



WHITNEY OAKS

WHITNEY OAKS COMMUNITY ASSOCIATION BUSINESS MEETING MINUTES

May 1, 2013 - 6:30 p.m.
The Oaks, Rocklin, CA

- I. **CALL TO ORDER:** The meeting was called to order at 6:30 p.m.
- II. **ROLL CALL:**
- a. **DIRECTORS PRESENT:**
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| Rick Jordon | President |
| Bob Jones | CFO/Secretary |
| Sharon Theofelis | Director |
- b. **EXCUSED:**
- | | |
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| Stan Laderman | Vice President |
| Eva McLain | Director |
- c. **ALSO PRESENT:** Julia Plummer, Association Manager, The Management Trust Kocal Division.
- III. **APPROVAL OF MINUTES:**
- a. **April 3, 2013 Meeting:** Upon a motion duly made and seconded (Bob Jones/Sharon Theofelis) and unanimously carried, the minutes of the April 3, 2013 meeting were approved as written.
- IV. **EXECUTIVE SESSION REPORT:** Julia Plummer, the Association Manager, reported that the May executive session will be held on May 6th, so the executive session report for May will be given at the June business meeting.
- V. **MANAGER'S REPORT:** Julia Plummer, the Association Manager gave an update to all in attendance of the current activities of the association as follows:
- The pools are scheduled to open on Memorial Day weekend (May 25th). The Hillcrest Pool has a new chlorinator, and the pool monitors are trained and ready to go. We're looking forward to another great pool season.
 - Please remember to stay on the trails and do not enter the open areas or preserves. We have a higher number of reported rattlesnake sightings due to the dry spring we've had, so people should be very careful.
 - The asphalt sealing project is scheduled for the week of July 8th and will take place in the Black Oak Community and Pleasant Creek Drive.
 - The year-end financials were mailed out to all homeowners at the end of April as required by California Civil Code
 - The installation of speed lumps in the community will be on the agenda for the June 5th Board meeting.

VI. COMMITTEE REPORTS:

- a. **Architectural Review Committee:** There was not a representative present from the ARC present to give a report.
- b. **Landscape Committee:** There was not a representative of the Landscape Committee present to give a report.
- c. **Finance Committee:** There was not a representative of the Finance Committee present to give a report.

VII. FINANCIAL REPORT:

- a. **Treasurers Report:** Bob Jones reviewed and provided all present with a verbal/thorough financial report of the March month-end financials.
- b. **Reserve Expense Authorizations:** Upon a motion duly made and seconded (Bob Jones/Sharon Theofelis) and unanimously carried, the Board of Directors voted to approve the Reserve Expense Authorization for gate part replacements, landscape renovations, and taxes.
- c. **Delinquencies:** The Board was provided information about delinquencies (having received a copy of the AR report in their Board packets) and Julia Plummer provided a verbal explanation/breakdown to all in attendance.

VIII. OLD BUSINESS:

- a. **Approval/Adoption Standard Home Paint Palette Guidelines:** Per California Civil Code notice had been given to all homeowners that the Board proposed to adopt a new rule for exterior home paint palette guidelines/colors. Upon a motion duly made and seconded (Rick Jordan/Sharon Theofelis) and unanimously carried, the Board approved the new Standard Home Paint Palette Guidelines.
- b. **Verbal Updates:**
 - i. **Governing Documents Re-Write:** Julia Plummer reported that the Board has received the first draft of the new Governing Documents and will be meeting soon to start the draft review.
 - ii. **Latent Defect Repair Update:** The Board met with Chris Wilhite from ESR and he is going to perform on-site inspections and prepare a new proposal.
 - iii. **Grazing Update:** The grazing is coming along nicely and will be completed by the end of June.

IX. NEW BUSINESS:

- a. **Adoption of Board Resolution: Record retention.** Upon a motion duly made and seconded (Sharon Theofelis/Bob Jones) and unanimously carried, the Board voted to allow management to dispose of all hard copies older than 7 years old. All important files are saved electronically.
- b. **Finance Committee Recommendation:** Upon a motion duly made and seconded (Rick Jordan/Bob Jones) and unanimously carried, the Board voted to accept the Finance Committee's recommendation to move \$300,000.00 from the reserve money market account at Pacific Western Bank to Up Capital Management to be invested into an easily liquidated account interest bearing account.

X. HOMEOWNER CORRESPONDENCE/BOARD ACTION REQUESTED:

- a. **On Street Parking Variance Request:** A homeowner requested a parking variance to allow them to park on vehicle on the street overnight as they have six vehicles. Upon a motion duly made and seconded (Rick Jordon/Bob Jones) and unanimously carried, the Board voted to allow the homeowner to park the vehicle on the street overnight for 30-days only, allowing the homeowner time to make other arrangements to park the vehicle elsewhere.
- b. **Basketball Standard Variance Request:** A homeowner asked for a variance to store a basketball standard on their side of the driveway they share with their neighbor, who has been granted a variance from the developer to store the basketball standard on his side of their shared driveway. Upon a motion duly made and seconded (Rick Jordon/Sharon Theofelis) and unanimously carried, the Board denied the variance request and asked management to inform the homeowner that the basketball standard must be moved back to the other side of the driveway.

XI. HOMEOWNER FORUM: Homeowners present asked about grazing and the installation of speed lumps.

XII. ADJOURNMENT: There being no further item of business to discuss, upon a motion duly made and seconded (Bob Jones/Sharon Theofelis) and unanimously carried, the meeting was adjourned at 7:15 p.m.

The next Board of Director's business meeting will be on June 5th, 2013 at 6:30 p.m. the Oaks Building.

I, Bob Jones, the Secretary of the Whitney Oaks Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Whitney Oaks Board of Directors Meeting held on May 1, 2013 as approved by the Board Members in attendance of a duly noticed Board meeting.



Bob Jones, Secretary

Date

6-5-13